



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, February 19, 2026 • 10:00 a.m. – 12:00 p.m.

**Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101**

### Watch or listen

- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 872 8028 7447, Passcode: 120770

### Attend

- The public can attend meetings at [PSRC's office](#).
- PSRC staff will be available to provide floor access 10 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive outside of these times, please call 206-464-7090 for assistance.

### Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person:**  
Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:**  
[Registration](#) is required and closes at 8:00 a.m. the day of the meeting. Late registrations will not be accepted.
- **Written comments:**  
Comments may be submitted via email to [ALeach@psrc.org](mailto:ALeach@psrc.org) by 8:00 a.m. the day of the meeting. Comments will be shared with board members.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

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#### 1. Call to Order (10:00) – Councilmember Ed Prince, Chair

#### 2. Communications and Public Comment

Public comment must relate to an action or discussion item on the agenda.

#### 3. Report of the Chair

#### 4. Director's Report

#### 5. Consent Agenda - Action Items (10:20)

- a. Approve Minutes of Growth Management Policy Board held January 15, 2026

#### 6. Action Item (10:25)

- a. Recommend Certification of Comprehensive Plans for Puyallup and Renton – *Liz Underwood-Bultmann, PSRC*

**7. Action Item (10:40)**

- a. Recommend Redesignation of Regional Growth Centers and Certification of Regional Growth Center Subarea Plans – *Liz Underwood-Bultmann and Nancy Ferber, PSRC*

**8. Discussion Item (11:25)**

- a. Housing Incentives and Tools Survey (HITS) Results – *David Dixon, PSRC*

**9. Information Items**

- a. GMPB Meeting Calendar 2026
- b. Newly Elected Officials Workshop Flyer
- c. 2026 General Assembly Save the Date Flyer
- d. VISION 2050 Awards Call for Nominations Flyer
- e. Summer Planning Academy Flyer
- f. Economic Update: Puget Sound Region Loses 12,900 Jobs in 2025
- g. TOOLBOX Series – Greener for All: Reimagining Access to Parks Flyer

**10. Next Meeting: March 19, 2026, 10:00 a.m. – 12:00 p.m.**

Major Topics:

- Plan Certifications
- Centers Redesignation and Framework
- Open Space Report Update

**11. Adjourn (12:00)**

Board members, please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Alexa Leach, e-mail [ALeach@psrc.org](mailto:ALeach@psrc.org) or mail.

For language or ADA assistance at PSRC board meetings, please contact us at 206-464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

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## Puget Sound Regional Council

### **MINUTES**

#### **Growth Management Policy Board**

**Thursday, January 15, 2026**

**Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101**

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/watch-meetings>]

### **CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 10:02 a.m. by Councilmember Ed Prince, Chair.

### **COMMUNICATIONS AND PUBLIC COMMENT**

There was no public comment.

### **CHAIR'S REPORT**

Chair Prince welcomed the board and welcomed new members and alternates to the board and thanked outgoing members and alternates.

### **DIRECTOR'S REPORT**

Director of Growth Management Paul Inghram welcomed the board and introduced Robin Koskey, PSRC's Director of Government Relations and Communications, who presented the board with a government relations update.

Paul briefly introduced the agenda, updated the board on the status of two Snohomish County regional growth center applications, and pointed out important information items in the packet including flyers on the Regional Transportation Plan Public Comment, Newly Elected Officials Workshop, Draft Supplemental Biennial Budget and announced the date for the General Assembly.

## CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held November 6, 2025.

**ACTION: It was moved and seconded (Rolfes/Bader) to adopt the Consent Agenda. The motion passed.**

## ACTION ITEM: CERTIFICATION OF COMPREHENSIVE PLANS

The board recommended certification of the Des Moines comprehensive plan. PSRC staff presented highlights of the overall certification process and comprehensive plan updates. Staff also shared initial results from a survey on the PSRC comprehensive plan certification process and asked for additional feedback from board members to capture successes and challenges.

**ACTION: It was moved and seconded (Rivera/McHenry) to recommend the Executive Board certify that the transportation-related provisions in the Des Moines 2024 Comprehensive Plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan. The motion passed.**

The recommendation will be brought to the Executive Board for action on February 26, 2026.

## DISCUSSION ITEM: REGIONAL CENTERS REDESIGNATION

The board reviewed regional growth centers criteria and continued the discussion of redesignation for existing centers. PSRC staff shared the next batch of draft center criteria and certification reports for 12 centers. Next month, staff will share a final batch of reports and ask the board to make a recommendation to the Executive Board on redesignating regional centers.

## DISCUSSION ITEM: REGIONAL TRANSIT-ORIENTED DEVELOPMENT COMMITTEE WORK PLAN

The board reviewed the 2026 work plan for the Regional Transit-Oriented Development Committee (RTODC) and provided input. The committee will begin implementation of the work plan at its next meeting on March 20, 2026.

## NEXT MEETING

The board will meet on Thursday, February 19, 2026, 10:00 a.m. – 12:00 p.m.

Topics include:

- Plan Certifications

- Recommend Regional Centers Redesignation
- Housing Incentives and Tools Survey (HITS) Results

## **ADJOURN**

The meeting adjourned at 11:34 a.m.

## **ATTACHMENTS**

- a. Attendance Roster – January 15, 2026

Growth Management Policy Board - January 15, 2026					
Voting Members			✓	Non-voting Members	✓
King County	2	CM Sarah Perry		Associate Members	
		Vacant		Alderwood Water and Wastewater District	1
Seattle	2	CM Maritza Rivera	1	Thurston Regional Planning Council	1
		CM Eddie Lin			COM Chris Stearns
		CM Alexis Mercedes Rinck, Alt		Public Agency Members	Interim Executive Director Allison Osterberg Alt
Bellevue	1	CM Vishal Bhargava (BAR-gah-vah)	1	Commerce	1
		CM Dave Hamilton, Alt			Dave Andersen
Cities/Towns	3	CM Ed Prince, Renton - Chair	1	Public Health Agencies	1
		CM Pam Stuart, Sammamish	1		DIR Chantall Harmon Reed, Tac-Pierce Cnty
		Mayor-Elect Amy McHenry, Alt - Duvall	1	PSRC Committees	Yolanda Fong Alt
		CP Satwinder Kaur, Alt - Kent "CORE"	1	Regional Staff Committee	1
		Mayor Mark Mullet, Alt - Issaquah	1		Andrea Spencer
		CM Cheryl Paquette, Alt - Carnation	1	Equity Advisory Committee	1
					Vacant
Kitsap County	1	COM Christine Rolfes "ROL-fes"	1		Corey Orvold
		COM Oran Root, Alt			Laurenne Sayles Alt
Bremerton	1	MYR Greg Wheeler	1	Private/Civic Members-Business/Labor	
		Vacant		Master Builders of King and Snohomish Counties	1
Cities/Towns	1	Vacant			Brian Holtzclaw
		MYR Ashley Mathews, Alt - Bainbridge Isl		Natural and Built Environments (exp.	Vacant Alt
Pierce County	1	CM Robyn Denson	1	Individual	1
		CM Paul Herrera, Alt			Angela Rozmyn
Tacoma	1	CM Sandesh Sadalge (suh-DAHL-gay)		Private/Civic Members-Community/Environment	Robert Pantley Alt
		CM Sarah Rumbaugh, Alt		Futurewise	1
Cities & Towns	1	CM Ben Coronado, Gig Harbor	1		Alex Brennan
		CM Andy Elfers, Alt - Sumner		Housing Development Consortium - Seattle/King	1
Snohomish County	1	CM Megan Dunn - Vice Chair	1		Jasmine Smith, Alt
		CM Sam Low, Alt		Emerald Alliance	1
Everett	1	CM Scott Bader	1		Patience Malaba
		MYR Cassie Franklin, Alt			Jesse Simpson Alt
Cities/Towns	1	MYR Joe Marine, Mukilteo	1		Tracy Stanton
		CM Mike Dixon, Mukilteo		Non Voting	12
Federally Recognized Tribes					
Muckleshoot Indian Tribe	1	Vacant			6
Puyallup Tribe of Indians	1	Robert Barandon			
		Vacant			
Suquamish Tribe	1	Vacant			
		Alison O'Sullivan Alt			
Statutory Members					
Ports	1	COM John McCarthy, Tacoma			
		COM Deanna Keller, Alt - Tacoma			Abbreviations
WSDOT	1	Jeff Storrar	1		CM Councilmember
		JoAnn Schueler, Alt			COM Commissioner
					CP Council President
Voting	22	(Quorum = 11) Quorum Total	13		DM Deputy Mayor



## Puget Sound Regional Council

February 12, 2026

### ACTION ITEM

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Recommend Certification of Comprehensive Plans for Puyallup and Renton**

### IN BRIEF

At its February meeting, the Growth Management Policy Board will be asked to recommend certification of the Puyallup and Renton comprehensive plans.

### RECOMMENDED ACTION

**The Growth Management Policy Board and Transportation Policy Board should recommend the Executive Board certify that the transportation-related provisions in the following conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan:**

- [City of Puyallup 2024 Comprehensive Plan](#)
- [City of Renton 2025 Comprehensive Plan Amendments](#)

The draft certification reports are available at the link provided for the board's review.

### DISCUSSION

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional and transit agency policies and plans for compatibility and consistency.

Consistent with [PSRC's plan review process](#), PSRC staff provided comments on the draft plan and now recommends certification of the following adopted comprehensive plan:

- **Puyallup** adopted its 2024 comprehensive plan update on July 22, 2025. PSRC staff provided comments on the draft plan in February 2025.
- **Renton** adopted its 2024 comprehensive plan update on November 26, 2024. PSRC conditionally certified the plan in June 2025, pending additional amendments to the transportation element. The city provided draft amendments for review and adopted amendments on December 1, 2025.

The comprehensive plans were reviewed in accordance with the adopted plan review process using PSRC's [Plan Review Manual](#) and [VISION 2050 consistency tool](#). The plans were found to be substantially consistent with VISION 2050 (the multicounty planning policies) and the Regional Transportation Plan, and to conform to transportation planning requirements in the Growth Management Act. PSRC staff coordinated with jurisdictional staff in the review of the plan and the development of the certification report.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- Conditionally certify that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- Do not certify.

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

### **Renton 2025 Comprehensive Plan Amendments**

PSRC conditionally certified the City of Renton's 2024 periodic update of the city's comprehensive plan on June 26, 2025. The 2024 adopted transportation element included updated goals and policies but did not include complete, up-to-date information on the transportation system.

The city amended its comprehensive plan in December 2025 to include all remaining required components of the transportation element, including mapped inventories, a travel forecast, a long-range project list and a financing plan.

PSRC staff reviewed the draft and adopted transportation plan element and found the amended element to be consistent with certification requirements. Certification of the



2025 comprehensive plan amendments would resolve all requirements identified in the conditions.

## **NEXT STEPS**

The Executive Board will consider the board's recommendation at its March meeting. Additional certifications will be brought forward for consideration at future board meetings.

For additional information, please contact Paul Inghram, Director of Growth Management, at [pinghram@psrc.org](mailto:pinghram@psrc.org) or Liz Underwood Bultmann, Principal Planner, at [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org).



## Puget Sound Regional Council

February 12, 2026

### ACTION ITEM

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Recommend Redesignation of Regional Growth Centers and Certification of Regional Growth Center Subarea Plans**

### IN BRIEF

The [Regional Centers Framework](#) directed a process review to review and redesignate regional centers. Since November, the Growth Management Policy Board has been previewing criteria and certification reports for regional growth centers. This month, the board will review the final batch of regional growth centers. The board may consider a final recommendation to the Executive Board.

### RECOMMENDED ACTION

The Growth Management Policy Board may consider a formal recommendation for redesignation of regional growth centers to the Executive Board:

**Recommend redesignation of regional growth centers and certification of regional growth center subarea plans as shown in Attachment A.**

The board may choose to act as shown, amend the proposal, or consider the final recommendation at a future meeting.

### DISCUSSION

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. The region's 30 regional growth centers and 10 manufacturing/industrial centers are hubs for the Puget Sound region's most significant businesses, major cultural facilities, and transportation connections. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal

transportation funding.

In 2018, following extensive review by GMPB, the Executive Board adopted the [Regional Centers Framework](#) which defines standards for the designation of regional and countywide centers. The Regional Centers Framework directed review of centers in 2025 and every five years thereafter. At the first review in 2025, existing regional centers are expected to fully meet eligibility and designation criteria.

Over time, regional centers have been designated through different processes, and some existing centers are not meeting planning or growth expectations today. Recognizing the variation among centers, a key objective of the Regional Centers Framework is to have more consistent requirements between new and existing centers. However, the monitoring report found that several existing regional centers continue to not fully meet the designation criteria. Some are not growing, don't meet density expectations, or lack regional transit connections. Others lack detailed and up-to-date local planning.

A general schedule of the centers review and redesignation process is provided below:

Month	Planned GMPB Meeting Topic
July – October 2025	Regional center monitoring briefings and policy discussions
November 2025	Review policy topics; review criteria and certification reports for regional growth centers
January 2026	Review criteria and certification reports for regional growth centers
<b>February 2026</b>	<b>Review criteria and certification reports for regional growth centers</b> <b><i>Potential action on regional growth center redesignations</i></b>
March 2026 (additional meetings as needed)	Review criteria and certification reports for manufacturing/industrial centers

### February Redesignation Batch

At its February meeting, the board will review the final batch of regional growth centers, including reports for some centers that do not fully meet the designation criteria. The board may take action to recommend the final package to the Executive Board.

With the draft criteria reports (see below) the board may consider:

- Redesignating centers that are substantially meeting the criteria with comments to guide additional work that should continue prior to the next review.
- Redesignating centers with conditions that require additional specific work to address gaps in meeting the criteria.

- Where a center is below the threshold for multiple criteria and not showing signs of growth, recommending redesignation from a regional center to countywide center.

Much like comprehensive plan certifications, including redesignation conditions establishes responsibility for the jurisdiction to complete a limited amount of additional work in a set time period. Changing a regional center to a countywide center can create better alignment with other similar centers.

PSRC staff have prepared draft criteria and certification reports that provide a brief summary of each center and its subarea plan. Information and analysis of the centers are presented through two key reporting tools:

- **Criteria reports** provide a preliminary recommendation on redesignation, along with any conditions or comments. The reports provide a general overview of the regional center and summarize how each center meets designation criteria. Reports also include any additional context or supporting information provided by the jurisdiction following meetings with PSRC staff.
- **Certification reports** evaluate the most recent center subarea plans and assess alignment with the VISION 2050 consistency tools for [manufacturing/industrial center](#) and [regional growth center](#) plans.

Many centers are performing well and meet most of the criteria. PSRC staff have met with all jurisdictions to review draft criteria reports, discuss successes and barriers to development and upcoming local work. Draft criteria and certification reports for the following centers are listed below for the board's review. Reports with recommended conditions reflect discussions with jurisdiction staff on work to be completed by a specified date or other comments for future implementation.

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Issaquah	Redesignate as an urban growth center with conditions	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Kirkland Greater Downtown	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Recently certified in 2023</a>	February 2026
Kirkland Totem Lake	Redesignate as an urban growth center with condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Lakewood	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Lynnwood	Redesignate as an urban growth center with condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Puyallup South Hill	Redesignate as an urban growth center through 2028	<a href="#">Draft Criteria Report</a>	<i>n/a</i>	February 2026
SeaTac	Redesignate as an urban growth center with condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Tukwila	Redesignate as an urban growth center with conditions	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
University Place	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026

### Puyallup South Hill

The Puyallup South Hill criteria report recommends establishing a deadline of 2028 for the city to either apply for countywide center status or meet regional criteria. Puyallup's South Hill center was designated in 1995 and is characterized by the South Hill shopping mall and Pierce College campus. The South Hill center is approximately two miles south of the downtown Puyallup regional growth center. While the center serves as an important destination for retail, services, and other employment uses, South Hill is the lowest density regional growth center and does not currently meet regional criteria for density, planned growth, size, or transit service. The most recent Pierce Transit long-range plan no longer includes planned bus rapid transit to the South Hill center.

To become a countywide center, the city would need to apply for this designation through Pierce County's application process, which is next scheduled to occur in 2027. Providing additional time will allow the city to either meet regional criteria or pursue countywide designation. The city has submitted [materials and letters](#) in support of the regional designation.

### Regional Growth Center Redesignation Package

The complete set of redesignation recommendations shows that regional growth centers are meeting the vast majority of the regional criteria. Redesignations with

conditions provide a path to complete remaining work within a specified timeframe.

The board has had several conversations about how to approach centers that do not fully meet criteria. Recognizing that planning for a center is an ongoing process, the board discussed providing flexibility for required subarea plans, especially in light of the demands of recent state-level planning mandates. The board also discussed the need to balance expectations between high-growth centers and incentivizing growth for centers that are growing slowly. The board has also discussed the importance of walkable centers to successfully attract growth and development, while recognizing that the location of some transit investments may warrant exceptions to maximum size criteria.

To provide additional time and flexibility, several recommendations include conditions to re-submit material to the board. These conditions follow several common themes:

- Re-review in 2028 for progress on planning and growth goals (Federal Way, Issaquah, and Silverdale)
- 2028 deadline to meet regional criteria or apply for countywide designation (Puyallup South Hill)
- Complete or revise subarea plans (Federal Way, Kent, Renton, all Seattle centers, Silverdale)
- Review boundaries for size or walkability (Issaquah, Kirkland Totem Lake, Lynnwood, Renton, SeaTac, Seattle Northgate, Silverdale, Tukwila)
- Review or revise growth targets (Issaquah, Silverdale, Tukwila)

The full list of recommendations follows in **Attachment A**. The board may choose to act as shown, amend the proposal, or consider the final recommendation at a future meeting.

The Executive Board will be briefed on the project at their February meeting and will consider the GMPB recommendation at their March meeting or following GMPB action.

## NEXT STEPS

Next month, the board may continue to discuss regional growth centers as needed and hear an initial briefing on redesignation of manufacturing/industrial centers. The board will discuss potential updates to the Regional Centers Framework at future meetings in 2026.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org) or Nancy Ferber, Senior Planner, [nferber@psrc.org](mailto:nferber@psrc.org).

## ATTACHMENTS

- A. Regional Growth Centers and Subarea Plans

**Recommend redesignation of regional growth centers and certification of regional growth center subarea plans:**

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Auburn	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Bellevue	Redesignate as a metro growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Bothell Canyon Park	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Recently certified in 2022</a>	January 2026
Bremerton	Redesignate as a metro growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Burien	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Everett	Redesignate as a metro growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	November 2025
Federal Way	Redesignate as an urban growth center with conditions	<a href="#">Draft Criteria Report</a>	<i>n/a</i>	January 2026
Issaquah	Redesignate as an urban growth center with conditions	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Kent	Redesignate as an urban growth center with planning condition	<a href="#">Draft Criteria Report</a>	<i>n/a</i>	January 2026
Kirkland Greater Downtown	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Recently certified in 2023</a>	February 2026
Kirkland Totem Lake	Redesignate as an urban growth center with condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Lakewood	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Lynnwood	Redesignate as an urban growth center with condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Puyallup Downtown	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Puyallup South Hill	Redesignate as an urban growth center with conditions through 2028	<a href="#">Draft Criteria Report</a>	n/a	February 2026
Redmond Downtown	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Redmond Overlake	Redesignate as a metro growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	January 2026
Renton	Redesignate as an urban growth center with planning condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Conditional Certification Report</a>	January 2026
SeaTac	Redesignate as an urban growth center with condition	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
Seattle Downtown	Redesignate as a metro growth center with planning condition	<a href="#">Draft Criteria Report</a>	n/a	November 2025
Seattle First Hill/Capitol Hill	Redesignate as a metro growth center with planning condition	<a href="#">Draft Criteria Report</a>	n/a	November 2025
Seattle Northgate	Redesignate as an <i>urban</i> growth center with planning condition	<a href="#">Draft Criteria Report</a>	n/a	November 2025
Seattle South Lake Union	Redesignate as a metro growth center with planning condition	<a href="#">Draft Criteria Report</a>	n/a	November 2025
Seattle University District	Redesignate as a metro growth center with planning condition	<a href="#">Draft Criteria Report</a>	n/a	November 2025
Seattle Uptown	Redesignate as a metro growth center with planning condition	<a href="#">Draft Criteria Report</a>	n/a	November 2025



Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Silverdale	Redesignate as an urban growth center with conditions	<a href="#">Draft Criteria Report</a>	<i>n/a</i>	January 2026
Tacoma Downtown	Redesignate as a metro growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	November 2025
Tacoma Mall	Redesignate as urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	November 2025
Tukwila	Redesignate as an urban growth center with conditions	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026
University Place	Redesignate as an urban growth center	<a href="#">Draft Criteria Report</a>	<a href="#">Draft Certification Report</a>	February 2026



## Puget Sound Regional Council

February 12, 2026

### **DISCUSSION ITEM**

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Housing Incentives and Tools Survey (HITS) Results**

### **IN BRIEF**

Throughout 2025, the Growth Management Policy Board reviewed and advised on the certification of local comprehensive plans, which included recommendations to monitor local housing conditions and use appropriate tools and strategies to support affordable housing. The board will hear a summary of the results from a survey of local planning staff that documents the progress that local governments have made in recent years through updating their comprehensive plans and meeting new legislative requirements. This work continues PSRC's emphasis on housing, highlighting strategies for supporting growth and equitable outcomes across all member jurisdictions.

### **DISCUSSION**

The [Regional Housing Strategy](#), adopted in February 2022, outlines goals and actions for regional, countywide and local levels necessary to implement VISION 2050. Through guidance documents, webinars, data resources, and the plan review process, PSRC staff work with local jurisdictions to update their comprehensive plans, development regulations and other local programs to meet housing needs in their communities.

The Housing Incentives and Tools Survey (HITS) documents progress by the region's cities and counties in several areas identified in the Regional Housing Strategy, prioritizing racial equity and addressing housing supply, stability, and subsidy. PSRC last surveyed local housing tools in 2022. This iteration of HITS reflects the tremendous work from jurisdictions' updates to their comprehensive plans and development regulations through the periodic update process, which most jurisdictions completed in 2024 or 2025. The recent updates implemented policies to allow a wider

range of housing types, document and plan for the housing needs of all income levels and begin to address racial disparities in housing. Significant findings include:

### **Expanding housing opportunity**

Through updates to local comprehensive plans and development regulations, respondent jurisdictions report expanding housing capacity by over 800,000 units, focused in areas zoned for moderate density construction (such as duplexes, small apartments, and mid-rise multifamily units).

### **Calibrating tools for affordable housing**

Multifamily tax exemption (MFTE) and mandatory inclusionary zoning programs are more common than in the past. Jurisdictions with these programs in place indicate they are the most effective tools for creation of new, income-restricted units.

### **Local funding, regional collaboration**

Thirty-six jurisdictions contribute a portion of sales and use taxes to generate funding for affordable housing, and many report working in multijurisdictional coalitions to amplify their impact. Fifty-four jurisdictions are members of a sub-regional housing coalitions, including [Alliance for Housing Affordability \(AHA\)](#), [A Regional Coalition for Housing \(ARCH\)](#), [South King Housing and Homelessness Partners \(SKHHP\)](#), and [South Sound Housing Affordability Partners \(SSHAP\)](#).

PSRC staff will share additional findings from the survey and welcome feedback from the board. A full report of survey results will be available in February.

## **NEXT STEPS**

PSRC will continue to share updates and best practices of local implementation of housing tools.

For additional information, please contact David Dixon, Associate Planner, at [ddixon@psrc.org](mailto:ddixon@psrc.org) or 206-464-6172.

## 2026 PSRC Growth Management Policy Board Meetings

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	31		

August						
S	M	T	W	T	F	S
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**No meeting in August**

October						
S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

**No meeting in December**

Meetings are held 10:00 a.m. - 12:00 p.m. the **third** Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at <https://www.psrc.org>.

# Newly Elected Officials Workshop



**Working Together: Regional Connections for Local Leaders** will set the context for local and regional planning activities and help you discover resources for your new role.

The Workshop will include:

- Exploration of local trends and opportunities for regional collaboration
- Small group discussions on issues facing the region
- Networking lunch with new and veteran peer local elected officials

Date: **Friday, February 27**  
 Time: **9am-1:30pm**  
 Location: **PSRC Office**  
**1201 3rd Ave, Suite 500,**  
**Seattle, WA 98101**

[Register Here](#)



Puget Sound Regional Council



# 2026 GENERAL ASSEMBLY

## Save the Date



**Thursday, May 28, 2026**

**10:00 a.m. — 1:00 p.m.**

**Seattle Convention  
Center – Summit  
900 Pine St,  
Seattle, WA 98101**

This annual meeting is a key opportunity for members to vote on major decisions, including the adoption of PSRC's budget and the election of officers. **All mayors, county executives, commissioners, and councilmembers from PSRC member jurisdictions and tribes are eligible to vote** and are strongly encouraged to attend. We ask that at least one elected official from your jurisdiction participate to help establish a quorum.

**We look forward to gathering with you—please save the date!**

**Registration will open in  
early April.**



Puget Sound Regional Council

# VISION 2050 AWARDS



Puget Sound Regional Council

## Call for Nominations 2026

The Puget Sound Regional Council is seeking nominations for the VISION 2050 Awards Program through **March 27, 2026**.

The VISION 2050 Awards celebrate progress to enhance the region's communities and natural environment while advancing equity and opportunity for all. The awards recognize innovative work to create a better future for central Puget Sound.

### Eligibility

PSRC will only be accepting nominations directly from its [membership](#). Others seeking to nominate projects can do so through the member jurisdiction in which the project is located. PSRC will help connect potential nominees with local governments to help with the nomination process. Please contact [Michele Leslie](#) with questions.

Nominations must be for projects, programs, plans or partnerships within the four-county region of King, Kitsap, Pierce and Snohomish counties that help achieve VISION 2050. More information about the goals and themes of VISION 2050 can be found at [psrc.org/vision](https://psrc.org/vision).

All nominated projects must be completed and open, plans must be adopted by their jurisdictions, programs must be in operation and partnerships must be formally working together.

### Submit a Nomination!

Nominations must be submitted online through the [VISION 2050 Awards Nomination Form](#)

Learn more at: [www.psrc.org](https://www.psrc.org)

Scan the code for  
the nomination form



### The region's VISION for 2050

is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. More information about the goals and themes of VISION 2050 can be found at [www.psrc.org](https://www.psrc.org)



# Summer Planning Academy (SPA) for High School Students

Are you curious about how cities grow, change, and develop? Have you ever wondered how governments decide where train lines should go? Do you have ideas about how to make our communities better places for everyone? If so, you should apply for the Summer Planning Academy (SPA)!



Puget Sound Regional Council



The Puget Sound Regional Council (PSRC) is looking for high school students from King, Snohomish, Pierce, and Kitsap counties who want to learn about urban planning in our region and share ideas about how to make the central Puget Sound region a better place to live, work, and play.

SPA is a leadership development opportunity offered free of charge to students interested in planning a better future for our region. The program encourages students to think creatively about how better planning can help people lead better lives.

Upon successful completion of SPA, students are eligible to receive a **\$500** scholarship. SPA sessions will take place in Downtown Seattle on July 29, 31, August 5, and 7.

To learn more about PSRC, SPA, and to apply, go to [www.psrc.org/our-work/summer-planning-academy](http://www.psrc.org/our-work/summer-planning-academy) or scan the QR code.



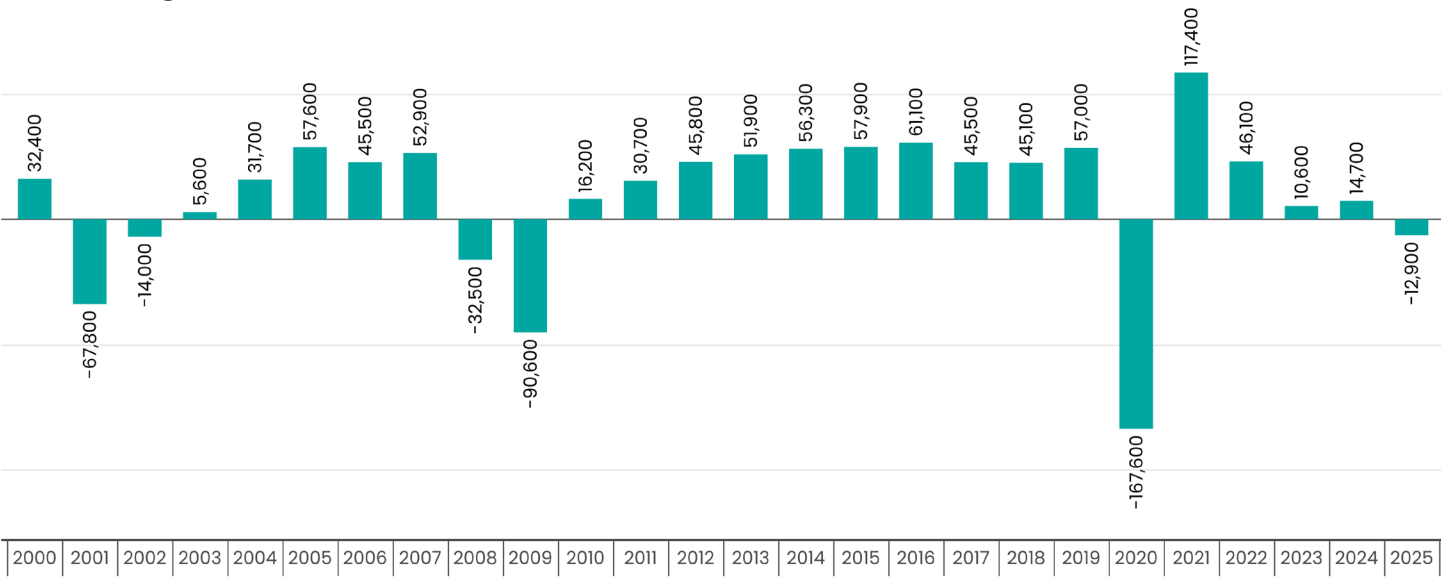
Questions? Email us at [spa@psrc.org](mailto:spa@psrc.org).





# Economic Update: Puget Sound Region Loses 12,900 jobs in 2025

Job Change: Year Over Year



Source: Washington State Employment Security Department

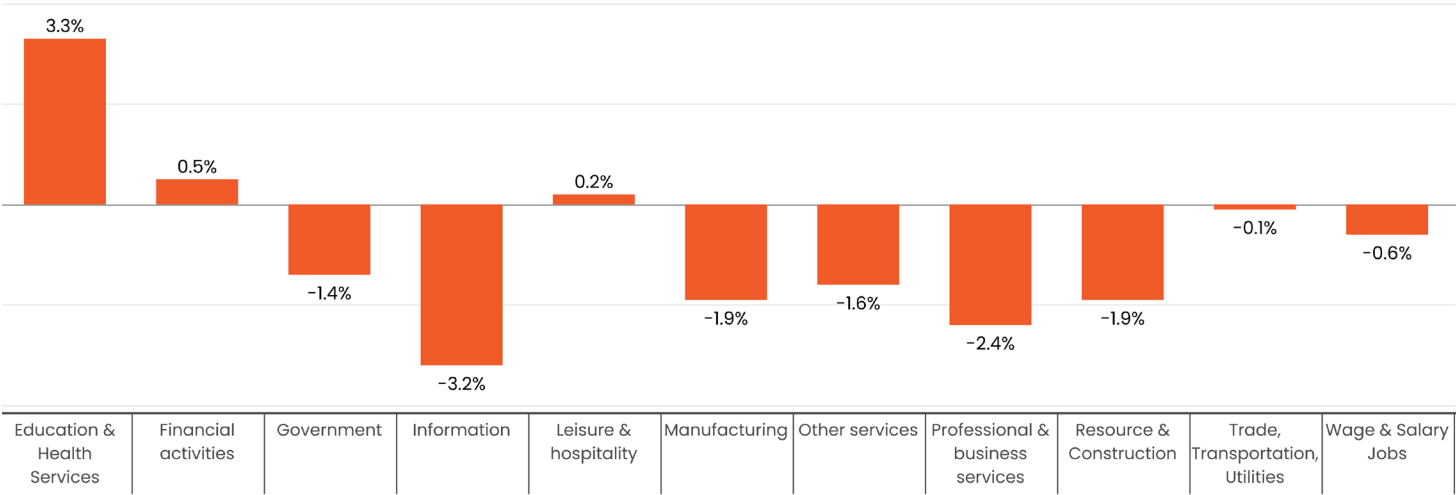
Jobs data reported for King, Pierce, Snohomish and Kitsap counties

In 2025, the central Puget Sound region lost 12,900 jobs. If you exclude the anomaly of the COVID-19 pandemic, this is the first time the region has experienced an annual decrease of jobs since 2009, during the depths of the Great Recession.

The loss of 12,900 jobs in 2025 comes on the heels of slowing regional job growth in 2023 (10,600 jobs added) and 2024 (14,700 jobs added).

Historically, jobs in the Puget Sound region have grown by between 30,000-40,000 jobs per year. Employment growth during the Amazon boom was significantly higher, peaking at 61,100 jobs added in 2016.

% Change in jobs by Sector, 2025/24



Source: Washington State Employment Securities Department

The sectors hit hardest by losses are construction and service industry jobs, which includes tech. Job growth continued in the health care sector. Monthly job data disaggregated by individual industry is not available.

Regional Economic Strategy

PSRC is working with partners to craft a new Regional Economic Strategy that will align regional efforts to boost economic growth. Regional leaders are exploring strategies to support job growth as part of the plan. The plan will be adopted in December 2026 and focus on expanding economic opportunity, business climate, global competition and quality of life.

About PSRC

Puget Sound Regional Council (PSRC)—the Metropolitan Planning Organization for the greater Seattle area—coordinates strategic decisions among local governments to shape the region’s future. Representing nearly 100 members, including four counties (King, Pierce, Snohomish and Kitsap), cities and towns, ports, Tribal governments and state and local transportation agencies, PSRC plays a central role in guiding regional transportation, economic development and growth.

For more information, please contact:

**Robin Koskey**  
Director of Government Relations & Communications  
Rkoskey@psrc.org | 206-798-4462





## TOOLBOX SERIES

### Greener for All: Reimagining Access to Parks



**Date: March 20, 2026**

**Time: 10:00 – 11:30 AM**

**Format: Zoom**

Mark your calendars for our first TOOLBOX webinar of the year! Join us on **March 20** for a conversation on expanding access to parks and green spaces as a way to advance equity, strengthen communities, and support vibrant places. Speakers from the **Trust for Public Land** will share national perspectives on improving access to green spaces, followed by local examples from **Parks Tacoma** and the **City of Renton** highlighting how these ideas are coming to life in communities across the region.

Participants will be eligible to claim one AICP CM credit.

Sessions are open to the public. Materials and video from past sessions can be found on PSRC's website.



Learn more about the TOOLBOX Series  
or register to attend at  
<https://www.psrc.org/our-work/toolbox>



Puget Sound Regional Council